Revised Developement Plan - Ausa Sanction under section 31 of the Maharashtra Regional & Town Planning Act. 1966.

Notification

Government of Maharashtra

Urban Development Department Mantralaya, Mumbai-400 032 Dated: 20 th July, 2006.

Maharashtra Regional and Town Planning Act, 1966.

No.TPS-3706/413/CR-95(B)/2006/UD-30:-Whereas the Ausa Municipal Council (hereinafter referred to as the "said Municipal Council") being the planning Authority for the area within its jurisdiction has submitted to the State Government under sub-section (1), of section 30 of the of the Maharashtra Regional & Town Planning Act. (1965) (Manarashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") the Revised Draft Development Plan of Ausa for old Municipal Linkt and new development plan for additional area included in its jurisdiction (hereinafter referred to as "the said Draft Plan");

And whereas, in exercise of the powers conferred under the first provise to sub-section (1) of section 31 of the said Act, the Government of Maharashtra by Urban Development Department's Notification No:TFS-3703/547/CR-94(A)/2003/UD-30 dated 23 August. 2004 has extended the period for sanctioning the Draft Development Plan of Ausa for a period upto and inclusive of 23rd. August, 2004.

And whereas, in accordance with Sub-Section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") the Government of Maharashtra has sanctioned the part of the Revised Draft Development Plan of Ausa for old Municipal Limit and new Development Plan for the additional area included in its jurisdiction excluding certain parts shown bounded Pink on the plan vide Guyernment Notification, Urban Development Department No.TPS-3703/547/CR-94(B)/2003/UD-30 dated 23° August, 2004 published in the Maharashtra Government Gazette. Part I, Aurangabad Divisional Supplement dated 28° October, 2004 at page Nos. 1948–1949;

And whereas the Government of Maharashtra vide Urban Development Departments. Notice's No.TPS-3703/547/CR-94(C)/2003/UD-3D dated 23 August 2004 published in the Maharashtra Government Gazette, Part-I, Aurangabad Divisional Suppliernent dated 28 Outober, 2004 at page Nos. 1950 to 1958 and addendum of even number dated 14 Janiuary, 2005 and announced its intention to make excluded part of the draft Development Plan of Ausa (hereinafter referred to as "the said Excluded Parts") along with a plan showing therein the modification proposed by Government inviting objections from public as provided in second proviso to sub-section (1) of section 21 of the said Act;

And whereas in accordance with sub-section (2) of section 31 of the said Act. Government had appointed an Officer to hear person; or persons who submit objections or suggestions in respect of the proposed modifications and to submit his report to Government (hereinafter referred to as the said Officer") vide, Urban Development Department's Notification No.TPS-3703/547/CR-94(C)/2003/UD-30;

cated 23 August 2004 appeared in the Maharashtra Government Gazette. Aurangabad Divisional Supplement dated 28 October, 2004 At page No.1950 to 1958

And whereas, the said officer, after considering the suggestions/objections received from the public, submitted his report to Government on 27 " January, 2006:

And whereas, in accordance with Sub-Section (1) of Section 31 of the said Act the State Government after considering the report of the said officer and after consulting the Director of Town Planning Mahareshtra State Pune finds it expedient to sanction the said Expluded Parts of Development Plan of Ausa pending sanction to the Excluded Parts EP-1, EP-2 & EP-3 respectively as specified in the Schedule annexed hereto;

And whereas, in exercise of the powers conferred under the first provise to sub-section (1) of section 31 of the said Act, the Government of Maharashtra by Urban Development Department's Notification No TPS-3706/413/CR-95(A)/2006/UD-30; dated 20 th July, 2003 has extended the period for sanctioning the Draft Development Plan of Ausa for a period upto and inclusive of the dt. 20 th July, 2006:

Now therefore in exercise of the power's conferred by sub section (1) of section 31 of the said Act, and of all other powers enabling it in that behalf the Government of Maharashtra here by -

- 1) sanctions the Draft Development Plan of the said Excluded Parts of Ausa as specified in the Schedule appended to this Notitication, (pending sanction to the Excluded parts Viz EP-1 EP-2 & EP-3 respectively) which shall be the final Development Plan for the said excluded part of Ausa (R+AA)
 - 2) fixes 15 to September, 2006 to be the date on which the final Development Plan of the said Excluded Ausa Parts of shall come into force.

Note: Copies of plan of final Development Plan of the said Excluded Parts of Ausa as modified and sanctioned by the State Government with the modifications shown on the plan in Orange colour have been kept open for inspection by the public during working hours for a period of one year at the office of-

The Chief Officer, Ausa Municipal Council, Dist. Latur

By order and in the name of Governor of Maharashtra.

(Shivaji Patankar)
Under Secretary to Government

SCHEDULE OF MODIFICATION OF SUBSTANTIAL NATURE Development Plan, Ausa (Revised + Additional Area) Accompaniment to the Notification No. TPS-3706/413/CR-95(B)/2906/UD-30 Dated 20 ** July of 2006 Part !!

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Sife No.6 Shopping Centre is deleted and land so released is included in Residential Zone Site No.49, "Gardent is deleted and fand so released is included in Residential Zone as	shown on plan. The Southern portion of Site No.41 "Town Sub Centre" (Area about 0.50 Ha.) is deleted and land so released is included in	Residential Zone as shown on plan. The Northerr portion of Site No.40 'Srupping Centre and 'Vegetoble Market" (Area about 0.18 Ha)	is deleted and land so released is included in Residential Zone as shown on plan. The remaining area of Site No.40 will be 0.13 ha a) The Southern portion of Site No.21 'Police Station' is deleted and land so released is included in Residential Zone. The
	Residential Zone as shown on plan. The Southern portion of Site No.41 "Town Sub Centre" (Area about 0.50 F.a.) is proposed to be deleted and fand so released is proposed to be	included in Residential Zone as shown on plan. The Morthern portion of Site No.40 "Shopping Centre and vegetable Market" (vires about 0.48 Ha.) is proprised to be deleted and	land so released is proposed to be included in kesidential Zone as shown on plan. The retricining area of site No.40 will be 0.13 ha. a) The Southerr portion of site No.21 "Police Station" is proposed to be deleted and land so released is proposed to be included in Fesidential Zone. The area
Skopping Centre Garden	Cown Sub Centre	Shopping Certire and Vegetable Market	Police Station Residential Zone
Site No. 39 Shopping Centre	Town Sub Centre	Shopping Cerifre and Vegetable Market	Police Station Residential Zone
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of the remaining Site No.21 area of the remaining No.21 and of the remaining Site No.21 will be 0.42 and of the remaining Site No.21 as proposed adjacent to the Southern councary of rearranged Site No.21 as adjacent to the southern on plan. c) The southern boundary of rearranged Site No.21 towards the southern side as shown on plan. c) The southern boundary of rearranged Site No.21 towards the southern side as shown on plan. c) The southern side of existing School in Survey (c) The 2.00 mt. wide side upto North-South existing School in Survey No.87 is extended towards as shown on plan.	Site No 25 "Garcen" and Site No 25 'Garderi" the area of adjacent and the area of existing fank are proposed adjacent is are amalgamated and to be re-designated as	adjact propagated adjact aled adjact aled adjact aled adjact aled aled aled aled aled aled aled aled
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Fork Park Tank (1900) prient	ank as to as		wide Filan othern Khadi	o or płan. if of wide wide
a) Site No 53 *Park" (Park), the area of adjacent existing Tank and part area of 9.03 mt. wide Development Plan.	Tage of the second seco		F 8 5	
a) Site No 5 (Pari), the adjacent exist and part area mit, wide Dev Plan	re-designated "Beeufification and Carden" shown on pl Remaining area No 50 "Pad	releted and reletes and re-designated Parking as Site. Approurate for this site.	Ausa" a)The 9.00 in Developsinent Read fewards side of Gramodycg I	red L hoven altgr att. nuth n the
Site (II), ascend	re-designand Recrusion Remains	deleted and deleased re-designate Parking a Site Approurate for this sit	Ausa" 1 a)The 9.00 Developamen Read toward side of Sramodycg	is vidented int as shove h) The align 15.00 mth North-South Development load from the
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a) Site No.50 'Park' (Part), a) Site No.50 'Park' the area of adjacent (Part), the area of existing ank and part area adjacent existing Tank of 9.00 mt. wide and part area of 9.00 Uevelopment Plan roads mt. wide Development are proposed to be Plan reads	proposed to be re-designated as Tank and Garden as shown on plan b) Remaining area of Site No 50 "Park" is	proposoci to be deleted and land so released is proposed to be be proposed to be be re-designated as Partially as a new Site No.5C-A. Appropriate Authority for this site vill be "Municipal Council Ausa".	a)The 3.00 mt. wide Development Plan Road towards Nothern side of Khadi Gramedyog Premisas is proposed to be	widehed to 15.04 mt. as shown on plan, b) The alignment of 15.00 mt wide. North-South Development Plan road from the eastern side of Survey No.400 upto the
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	Residential Zone. Site No 13 "Extension to High School" is deleted and land so refersed is included in	Residential Zone.	Area acmeasuring 0.46 Ha. From Northern of Site No 71 "Vegetable Market and Weekly Narket" is	deleted and land so released is included in Residential Zone,
	Included in Residential released is included in Zone. Site No.13 "Extension to Sile No.13 "Extension High School" is proposed to High School" is to be deleted and land so deleted and land so released is proposed to be released is included in	included in Residential Zone.	ite Fra. From Norther of Site 0.46 Ha. From Kei. No.71 "Vegetable Market Northern of Site No.71 is and Weekly Market" is "Vegetable Market and so proposed to be deleted and Weekly Narket is proposed to be deleted and Weekly Narket is so proposed to be deleted and Weekly Narket is so proposed to be deleted and Weekly Narket is so proposed to be deleted and Weekly Narket is	included in Residential released is included in Residential Residential Zone.
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- 100	Site No.13	Site No 71	70	•
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Proposed Modifications to Development Control Rules

deemed to be included in Residential Zone | deemed to be included in Residential Zone No.19,3,2 after Rule No.19,3,1 be operated. is added Following new rule is proposed to be No.193.1 Rule No.19.3.2 . where the added as Rule No.19.3.2 affer Rule permissible built up area of any building is After Rule No. G.4.1.Following new rule already consumed, the Chief Officer may the requirement of Department of Tele if the permissible built up area is not G.4.2: Land under Industrial Zone adjoining to Residential Zone shall be authorised on that behalf but not exceeding 20 sq.mt.in any case. However, permit the area of one room for FSI as per the companies consumed, such benefit of freating it free of G 4.2 is proposed to be added. Rule No. FSI shall not be operated ic communication 5-23

Following new rule is acided as Rule

Rule No.13.2 : where the permissible built the Chief Officer may pennit the area of one up area of any building is already corrisuraed, room for FSI as ber the requirement of Department of Tele communication or the exceeding 20 sq.nit.in any case. However, if companies authorised on that behelf but not such berefit of freating it free of FS! shall not the permissible built up area is not consumed,

After Rule No. G.4.1.Following new rule G.4.2

Rule No. G.4.2: Land under Industrial Zone adjoining to Presidental Zone shall be

closure/shifting of the estry/hdustries in the land in Indeed. wing 'new rule is proposed as Rule No 29 after Rule Is No.29; Special and Miscallar islons: Special provision for instaining streets.	Water heating system - For installation Water heating system, Solar Water Heat system, should be inade in building hospitals, Hostels, Gurist houses, Police I Army Barracks, Canteens, Laboratories Research Institutions, Hostels of School	Colleges and other institutions etc. As per provision mentioned in Appendix N provision mentioned in Appendix N (Enclosed herewith.)	Inwing new user shall be allowed to be Following new user shall be allowed to be milited in layout open space under Rule parmitted in layout open space under Rule No.19.2. 19.2 "Creche" (a nursery for infants) "Creche" (a nursery for infants)	Following new sub-Rufes is proposed to be Following new sub Rufes is included in included in Appendix-G (users permitted in Appendix-G (users permitted in green zone) after sub rufe G-6.1.8 new sub after sub rufe G-6.1.8 new sub Rufe Ro. G-6.1.9 . LP Gas Godowns would New Sub Rufe No. G-6.1.9 . LP Gas Godowns would New Sub Rufe No. G-6.1.9 . LP Gas	following concitions: Area of plot shall not be less: than 2000 sq.mt. The permissible FAR shall be 0.20 on this olot. Only ground floor structure would be permissible. It is necessary to obtained "No Objection Certificate" from controller of explosives and Chief Fire Officer as specified by Chief Officer from Municipal.	
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Amenderi Sub Rule No. 20.3.2 h: The pirith a ea of Mercantile? Commercial building shall not be more than 172° of the plot area and the of height of the building shall be ground + 2 floors, or still +3 floors Following new sub Rules No.20.3.2 C is included after sub rule 20.3.2 B. New Sub Rule No.20.3.2.C : The Maximum permissible FSI for Mercantile? Commercial		is Following New Rule No 5.1 (e) (xii) is inclinded after Rule 5.1-(e) (xi) (xii) is inclinded No. 8.1 (e) (xii) (give particulars of the parting provided & required under Required under	Rule No.9.4 is proposed to be deleted After Rule No.5.1 of Bye-law No.20.1 of Bye-laws of D. C. Rules, following new Pule is added New Rule No.6.8.1 : The land of Covernment / Semi Government /Public institutions which are included in Public Semi Covernment /Public institutions which are included in Public Semi Covernment /Public Semi Ratowed subject to following conditions of Maximum 15% of the existing built up alread may be allowed for the committed along the Communicial are shall be permitted along the Road side. Separale access shall be required for out. The isses that is shall be required for out.
amended as follows: Ann-inded Sub Rule No. 20.3.2 b.: The pil if hance of Mercantile / Commercial huilding shall not be more than 1/2" of the plot area and the height of the building shall be ground + 2 floors, or shift +5 floors Following new sub Futes No.20.3.2 C is proposed to be included after sub rule 20.3.2.B. New Sub Rule No 20.3.2.C: The Maximum permissible +5st for Mercantile /	Conirrie dial building shalf be 1.90. Fellowing new sub Rules No.20.3.3 a is proposed to be included after sub rule no. 26.3.3 New Sub Rule No.20.3.3.a for any of the above type of buildings built-up area on all floor shall not exceed the net piol	Following: New Rule No.5.1 (e) (xii) is proposed to be included after Rule 5.1 (e) (xii) Now Rule No. 5.1 (e) (xii) give particulars of the parking provided 8 recuired under Regulation No.21	Rule No.9.4 is proposed to be deteted Afrer Rule No.6-7.1 of Bye-law 16.20 flot Bye-laws of D. C. Rules, following new Rule is proposed to be added New Rule No.G-8.1. The land of Government /Semi Government /Semi Government /Semi Government /Public Institutions which are included in Public Semi Public Zone, Commercial use shall be allowed subject to following conditions: Mardimum 19% of the existing built-up area may Le allowed for the commercial purpose. Commercial use shall be permitted along the Foold side Separate access shall be required for the uses (Public Semi Fullid) use and toth the uses (Public Semi Fullid) use and
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Commercial use) Basement shall not be permitted. Opening on Rear side facing towards remaining premises shall not be allowed. (cicsed by dead-wall) Fullowing note is proposed to be added after Appendix-G-5 Note - The lands in industrial zone as mentioned in G-4 & G-5 above are allowed to develop for residential user if the owner is so desire, the chief officer should be independently	entertained development permission for residential use subject to condition that there should be appropriate buffer oper space of required width from the adjacent industrial boundary (zone, to be left within this land to be converted to residential use.	addext after Rule No.8 Regarding regulations for development of Town Sub-Ocnire reservations are proposed to be included as follows: The tollowing user shall be permitted individually or in group in this reservation as per the list given namely; snopping Centre, cultural hall library, dispensary, maternity homs, barking, garden, gymnasium, imuseum, open space, swimming pool etc. The benefit of Acommodation Reservation shall be available for this reservation subject to following conditions: Minimum 15 percent	of the total area of land shall be reserved as prinently open space and shall be handed over by Land Owner/Developer to the Municipal Council, Ausa free of cost.
To a system the sum well belong to be a first substitution of the		ar a destruitus programa. Ha di a di anno anno a ma qua a ma qua a substituti programa destruitus manument timo ten est di sidello s	
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the total area of land shall he used for the users as per list given in (1). The remaining 60 percent of the fotal fand shall be used as snepping on ground floor and officer residential user on upper foors with a requate parking facility. Permissible Built up area shall not be exceed 13st of the plot area Distance between any two buildings. Shall not be less than 4.50 mt. Internal Layout Roads. Minimum: width of the fayout internal roads shall be 12.30 int.		Wurnicipal. The New Rule No.G-10 is proposed to be added after Rule No.G-10 is proposed to be added after Rule No.G-10 is proposed to be added after Rule No.G-10 is proposed to continersial use of lands in possession of the Maharashire State Road Transport Corporation (MSRTC) New Rule No.G-10 includitistancing anything to the contrary in these regulations or the Development Development Plant/Planning proposals shall be allowed to be developed for commercial use to the extent of 50 percent of the admissible HSI admissible in subject, however to the subject, however to the general restrictions otherwise applicable to such development and also in accordance.
The Municipal Council shall develop necessary amenities as and wher required. Winimum 25 percent of the total area of land shall be used for the users as per list given in (1). The remaining 60 percent of the total land shall be used as shopping on ground floor and officer residential user on upper floors with acequate politing facility. Fermissible Built Up. Alea. Total permissible built up area shall not be exceed "/?" of the plot area shall not be exceed "/?" of the plot area of stains between any two buildings. The distance between any two buildings shall not be less than 450 mt. Internal Laycul Roads Minimum width of the lavout internal.		and C class Municipal. The New Rule No.G-10 is proposed to be added after Rule No.G-9 regarding commercial use of lands in possession of the Maharas Itra State Road Transport Corporation (MSRTC) New Rule No.G-10 notwithstanding anything to the contrary in these regulations or the Development Plan/Planning proposals shall be allowed to be developed for commercial use to the extent of 50 percent of the admissible FSI subject, however to the general restrictions otherwise applicable to such development
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41 NS de c 444 - 164 Addition a comme a conservament e em minuscom a may a com a ca e consequinção, agrega e e de palacidad	regel i dje kom reji i gje viliklikiha ja viliklikih dama savjesama a na viga, nj. k. a sije	th Arm models for an uniternalisation industrial in interpretate are subject grouping legis (n - 16 - 197) animal 1.63 .
 I ridu ett dette dette er segte entgeser in fellikkin og av vinde enter i de atte se den neder var vinde etter. 	And and a supplementation of the following of the followi	Commission of the commission o
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ad a siso in a secondance with the with the Covernment of Mahanashtra, Home	oversiment of Maharashtra, Home Department's Resolution No STC-3400/CR.	* 1 C. * Resolution 148/TRA 1, dated 1 * Fobruary, 2001as may be !	modified from tirrle to time.		
and also in a secondance with the	Covernment of Maharashtra, Home	Departments * 1 C * Resolution	No STc-3400/CR-148/1RA-1, dated 11 modified from time to time.	Echnary, 2001as may be modified from	time to time
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APPENDIX N

SPECIAL PROVISIONS: For installation of Water Heating System.

Solar Water Heating Systems should be made in the huilding for Hospitals, Hotels, Quest Houses, Police men/Army partacks, Carteens, Laboratories and Research Institutions, Hostels of Schools and Colleges and other resultates

- The solar water healing systems should be mandalory in the hospitals and hotels where the hol ware requirement is of or ninnous nature, in these buildings, the system must be provided with auxiliary back-up
- The use of solar water heating system is recommended in the following type of building in the Government/Semi Government and Institutional buildings where the hot water requirement may not be continuous/permanent. Guest Houses. αi

Police Men/Army bemacks.

Carrieris

Laboratory and Reserch Institutions where hot ware is negled.

Hostels, Schools. Colleges and other Institutes.

The Installation of the electrical back-up in all such water heating systems shall be optional depositing on the nature of requirement of the hot water.

It is slightestern that solar water heating systems of the capacity of about 100 liters per day based or the thermosyphonican nicat with necessary electrical backup be instrilled at residential buildings like hostels.

In order to facilities the installation of the solar water hearing systems, the new buildings shall have the following provisions

All such buildings where solar water heating systems are to be installed will have onen surany roof area available for installation of solar water heating system.

The roof loading adopted in the design of such building should be at least 50 kg. per sq.mt. for the installation of solar water healing system.

integrated with the South facing vertical wall of the building. The best inclination of the Collector for regular place. The Collectors should be facing South. However, for only winter use the optimarin inclination of the Collector would be (Latitude + 15 degrees of the Shar water healing system can also be integrated with the building design. These can either be but on the parabet or could be South). Even if the Collectors are built in the South Exciting vertical wall of the building the out put from such Collectors during winter morith is expected to be within 32% out put from the optimum inclined Collector

All the new buildings to be constructed shall have as installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.

The capacity of the solar water heating system to be installed on the buildings shall be described on the basis of the average occupancy of the buildings. The norms for hospital, Fotels and other functional buildings are given below

Sr.No.	Sr.No. Types of Buildings	Per capita capacity recommended Liters per day	
ر نے	Hospitals	100	
7	Hotels	150	
e,	Hostels and other such outdings	25	
4.	Canteen	As required	
in.	Laboratory & Research Institutions	As required	

An open area of 3 sq.mt. would be required for installation of a Collector, which supply about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.

The specification for the solar water heating system laid down by the Ministry of Non-conventional Energy Sources can be allowed. Flat place Collector confirming to is No.12933 shall be used in all such solar water heating systems

APPENDIX O

Model Building Bye-laws to provide facilities for physically handicapped persons :-

BYELAWS

SHORT TITLE EXTENT & COMMENCEMENT

- These bye-laws shall be annexed to the Kandhar Municipal Bye-laws.
 - They shall be extent to a whole Municipality of Kandhar
 - They shall come into force from 15 th September, 2006.

DEFINITIONS: d

- Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine nclividuals to wheelchairs.
- Semi-ambulatory Disabilities: Impairments that cause individuals to walk with difficulty or incurity individuals using braces of crutches, amputees, aribritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory 2.5
- Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals. 23
 - Sight Disabilities :- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger. 24
- Wheel Chair :- Chair used by disabled people for mobility. The standard size at wheelchair shall be taken as 1050 mm x 750

SCOPE ઌ૽

There bye-law are applicable to all buildings and facilities used by the public it does not apply to private and public residence

SITE DEVELOPMENT 4

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials.

- to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-1). Finishes shall have a material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously afferent from that of the surrounding floor material or the material that emit different sound Access path/walk way: Access path and plot entry and surface and parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level. 4
 - Parking :- For parking of vehicles at handicapped people, the following provisions shall be made :-4.2

- Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance
 - The width of parking bay shall be minimum 3.6 meter. S
- The information starting that the space is reserved for wheel chair users shall be conspicuously displayed.
- Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

BUILDING REQUIREMENTS ιή

The specified facilities for the buildings for physically handicapped persons shall be as follows -

- Approach to plinth level
- Corridor connecting the entrance text for the handicapped **しこうようら**
 - Stair-ways
 - €
- Toilet
- Onnking water
- Approach to plinth level: Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry ۍ 1.
- Ramped Approach: Ramp shall be finished with non-material to enter the building. Minimum wicth of ramp shall be 180 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm. 5.1.1
 - Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach. 5.1.2
- Exist/Entrance Door: Minimum & clear opening of the entrance door shall be 900 mm and if shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm. 5,1,3
- visually impaired persons (to coloured floor material whose colour and brightness is consciously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of Entrance Landing: Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level. 5.1.4

- Corndor connecting the entrance/exit for the handicapped. The corndor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to isually impaired persons either by a person or by signs, shall be provided as follows: 5.2
- Building floor materials shall be provided or devices that emit sound to guide visually impaired persons. 🕝 ়ে হে ଲ
 - The minimum width shall be 1500 mm.
- in case there is a difference of level slope ways shall be provided with a slope of 1:12.
- Hand falls shall be provided for ramps/slope ways.
- Stair-ways: One of the stair-way near the entrance/exit for the handicapped shall have the following provisions: S S
- The minimum width shalf be 1350 mm. **ਜ਼**
- Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) noising. 0
 - Maximum number of risers on a flight shall be limited to 12. T
- Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps. Ŧ
- Lifts: Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards ιΟ 4

1100 mm 2000 mm 900 mm Entrance door width Clear internal depth Clear internal width

A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.

The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.

The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter

The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed. Toilets: One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash pasin near the entrance for the handicapped 5.5

The minimum size shall be 1500 mm x 1750 mm

Suitable arrangement of vertical/horizontal handralls with 50 mm clearance from wall Minimum clear opening of the door shall be 900 mm and the door shall swing out. The W.C. seat shall be 500 mm from the floor. shall be made in the toilet.

- Drinking Water: Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for i S
- Designing for Children: In the buildings meant for the pre-dominate use of the children, it will be necessary to suitably after the height of the handrail and other fittings and fixtures etc. 5.7

Explanatory Note Annexure |

GUIDING/WARNING FLOOR MATERIAL:

The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. shall be provided in the following areas:-

- The access path to the building and the parking area.
- The land lobby towards the information board, reception, lifts, stair cases & toilets.
 - Immediately at the beginning/end of walkway where there is a vehicular traffic. At the location abruptly changing in level or beginning/end of ramp.
 - immediately in front of an entrance/exit and the landing

PROPER SIGNAGE:

signals. Visually impaired persons makes use of other senses such as hearing and touch to compensate for the lack of vision Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper whereas visual signals benefit those with hearing disabilities.

For visually impaired person, information board in fritter should be installed on the walk at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing signs which creates obstructions in walking. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). Public address system may also be provided in busy public areas. The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.